

Fill in this information to identify the case:

Debtor 1 Bobbi Jo Mason

Debtor 2 n/a

(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Michigan (State)

Case number 16-22210-dob

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See bankruptcy rule 3002.1

Name of creditor: Seterus, Inc., as authorized servicer for
Federal National Mortgage Association ("Fannie Mae"), a corporation
organized and existing under the laws of the United States of America

Court claim no. (if known): **18-1**

Last four digits of any number you use to
identify the debtor's account:

5657

Date of payment change:

Must be at least 21 days after date 2/1/2018
of this notice

New total payment:

\$615.53
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

Will there be a change in the debtor's escrow account payment?

☐ No

Yes Attach a copy of the escrow account statement prepared in a form consistent with applicable non-bankruptcy law.

☒ Yes

Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$207.38

New escrow payment: \$241.74

Part 2: Mortgage Payment Adjustment

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable rate note?

☒ No

☐ Yes Attach a copy of the rate change notice prepared in a form consistent with applicable non-bankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____ %

New interest rate: _____ %

Current principal and interest payment: \$373.79

New principal and interest payment: \$373.79

Part 3: Other Payment Change

Will there be a change in the debtor's mortgage payment for a reason not listed above?

☐ No

☐ Yes Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect)

Reason for change: _____

Current mortgage payment: \$581.17

New mortgage payment: \$615.53

Debtor 1 Bobbi Jo Mason
First Name Middle Name Last Name

Case number (if known) 16-22210-dob

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box

☐ I am the creditor

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Michael P. Hogan Date 12/26/2017
Signature

Print: Michael P. Hogan P63074 Title Bankruptcy Attorney
First name Middle Name Last name

Company SCHNEIDERMAN & SHERMAN, P.C.

Address 23938 Research Drive, Suite 300
Number Street
Farmington Hills, Michigan 48335
City State Zip Code

Contact phone 248-539-7400 Email: mhogan@sspclegal.com

Disclaimer

The “current escrow” referenced on the attached exhibit corresponds to the last payment which was made contractually. The “escrow” referenced in the New Payment Effective Change corresponds to the escrow amount required at the time of the most recent payment change.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN

In The Matter of:

Bobbi Jo Mason

Chapter 13
Case 16-22210-dob
Judge Opperman

STATE OF MICHIGAN
COUNTY OF OAKLAND

PROOF OF SERVICE

Michael P. Hogan, being first duly sworn, deposes and says that he is employed by SCHNEIDERMAN & SHERMAN, P.C., Attorneys at Law, and that on the 27th day of December, 2017, a copy of the Payment Change Notice was served upon the following parties either electronically, or by depositing said copies in the U.S. Mail, postage paid:

Bobbi Jo Mason
125 S. Carolina Street
Saginaw, MI 48602

Thomas McDonald
3144 Davenport
Saginaw, MI 48602

Michael J. Shovan
6620 Weiss Road.
Saginaw, MI 48603

I certify under penalty of perjury that the foregoing is true and correct.

/S/ Michael P. Hogan
Michael P. Hogan (P63074)
mhogan@sspclegal.com
Attorney for
Seterus, Inc., as authorized subservicer for Federal National
Mortgage Association ("Fannie Mae"), a corporation organized
and existing under the laws of the United States of America
23938 Research Drive, Suite 300
Farmington Hills, Michigan 48335
248-539-7400

BOBBI J MASON
c/o MICHAEL J. SHO VAN
4015 STATE ST
SAGINAW MI 48603-4098

ESCROW ACCOUNT STATEMENT			
Analysis Date:		12/18/17	
Loan Number:			
Current Payment		New Payment Effective 02/01/18	
Principal and Interest	\$373.79	Principal and Interest*	\$373.79
Escrow	\$212.98	Escrow	\$222.12
		Escrow Shortage or Deficiency	\$19.62
Total Current Payment	\$586.77	Total NEW Payment*	\$615.53
* The principal and interest payments reflect the contractual amount due under the note, which can be modified with a mutually agreed upon payment plan. In addition, the new principal and interest payment and the total new payment may not reflect any changes due to interest rate adjustments. You will receive a separate notice for interest rate adjustments.			

NEW MORTGAGE PAYMENT NOTICE AND ESCROW ACCOUNT DISCLOSURE STATEMENT

Seterus, Inc. is the servicer of the above referenced loan. In accordance with federal guidelines, your escrow account is reviewed at least once a year to determine if sufficient funds are available to pay your taxes and/or insurance. Your escrow payment will be a minimum of the total anticipated disbursements divided by the number of scheduled installments due in the next 12 months. This payment will increase if you have a post-petition shortage and/or deficiency. This statement provides a history of actual escrow account activity and a projection of the escrow account activity for the next 12 months.

Our records indicate a petition for Bankruptcy was filed on December 20, 2016. Pursuant to that petition, we have filed a proof of claim with the Bankruptcy court. Any shortage and/or deficiency listed under the Proof of Claim section will be excluded from your future scheduled escrow payment as these amounts will be added to your pre-petition arrearage and collected in your bankruptcy plan payment.

ANTICIPATED DISBURSEMENTS		ESCROW ACCOUNT PROJECTIONS FOR THE NEXT 12 MONTH ESCROW CYCLE				
February 2018 to January 2019		Anticipated Activity				
		Payments to Escrow	Payments from Escrow	Description	Projected Balance	
MORTGAGE INS	\$113.76					
CITY	\$1,190.83					
HAZARD INS	\$1,360.80					
Total Disbursements	\$2,665.39					
Bankruptcy File Date December 20, 2016		Beginning Balance**			\$435.79	
		Post Petition Beg Bal*			\$435.79	
		Date				
		02/01/2018	222.12	9.48-	MORTGAGE INS	648.43
		03/01/2018	222.12	9.48-	MORTGAGE INS	861.07
		04/01/2018	222.12	9.48-	MORTGAGE INS	1,073.71
		05/01/2018	222.12	9.48-	MORTGAGE INS	1,286.35
		06/01/2018	222.12	9.48-	MORTGAGE INS	1,498.99
		07/01/2018	222.12	9.48-	MORTGAGE INS	1,711.63
		07/01/2018	0.00	992.56-	CITY	719.07
		08/01/2018	222.12	9.48-	MORTGAGE INS	931.71
		09/01/2018	222.12	9.48-	MORTGAGE INS	1,144.35
		10/01/2018	222.12	9.48-	MORTGAGE INS	1,356.99
11/01/2018	222.12	9.48-	MORTGAGE INS	1,569.63		
11/01/2018	0.00	1,360.80-	HAZARD INS	208.83		
12/01/2018	222.12	9.48-	MORTGAGE INS	421.47		
12/01/2018	0.00	198.27-	CITY	223.20		
01/01/2019	222.12	9.48-	MORTGAGE INS	435.84		
		Total	\$2,665.44	\$2,665.39-		
*Post Petition Beg Bal = The post-petition portion of the escrow starting balance		Under federal law, your lowest monthly balance in the escrow account should not have exceeded \$444.24, or 1/6 of the total anticipated payments from your escrow account. Your lowest escrow balance was \$208.83.				
**Beginning balance = Starting balance less any unpaid escrow disbursements		The escrow account has a post-petition shortage and/or deficiency. A deficiency, if applicable, is the amount of negative balance in the escrow account, which can occur when funds that have been paid from the escrow account exceed the funds paid to the escrow account. An escrow shortage occurs when the escrow balance is not enough to pay the estimated items and any additional reserve deposits that need to be paid during the next 12 months. The projected beginning balance of your escrow account is \$435.79. Your required beginning balance according to this analysis should be \$671.20. This means you have a shortage and/or deficiency of \$235.41. For your convenience, we have spread this post-petition shortage and/or deficiency over the next 12 installments and included this amount in your escrow payment.				
The Real Estate Settlement Procedures Act (RESPA) allows us to collect and maintain up to 1/6 of your total disbursements in your escrow account at all times, unless prohibited by state law. This cushion covers any potential increases in your tax and/or insurance disbursements. Cushion selected by servicer: \$444.24.						

ESCROW ACCOUNT HISTORY

This is a statement of actual activity in your escrow account from March 2017 to January 2018. This history compares the projections from your last escrow analysis or initial disclosure and the actual activity in your account. If a prior escrow analysis was not conducted during this historical period, the projected escrow balance will be zero.

ACTUAL ESCROW ACCOUNT HISTORY							
	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
Beginning Balance						\$810.52	\$588.06
Date							
03/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,008.42	578.58
04/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,206.32	569.10
05/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,404.22	559.62
06/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,602.12	550.14
07/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,800.02	540.66
07/01/17	0.00	0.00	966.62-	992.56-*	CITY	833.40	451.90-
08/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,031.30	461.38-
09/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,229.20	470.86-
10/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,427.10	480.34-
11/01/17	207.38	0.00*	9.48-	9.48-	MORTGAGE INS	1,625.00	489.82-
11/01/17	0.00	0.00	1,209.60-	0.00*	HAZARD INS	415.40	489.82-
12/01/17	207.38	2,286.78*	9.48-	9.48-	MORTGAGE INS	613.30	1,787.48
12/01/17	0.00	0.00	198.54-	198.27-*	CITY	414.76	1,589.21
12/01/17	0.00	0.00	0.00	1,360.80-*	HAZARD INS	414.76	228.41
01/01/18	207.38	0.00	9.48-	0.00*	MORTGAGE INS	612.66	228.41
Total	\$2,281.18	\$2,286.78	\$2,479.04-	\$2,646.43-			
* indicates a difference from a previous estimate either in the date or the amount.							
** indicates escrow payment made during a period where the loan was paid ahead.							
NOTE – This analysis was prepared in advance of the escrow payment change date. Therefore, the projected beginning balance for the next 12 months estimates that you have paid all the required scheduled installments as shown in your actual account history and that all scheduled disbursements have been made from your escrow account.							